026.0	0006	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	923,600 / 923,600
					USE VALUE:	923,600 / 923,600
					ASSESSED:	923,600 / 923,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRIOR ANTOINETTE & JAMES
Owner 2:	
Owner 3:	
Street 1:	63 MARATHON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,677 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Stucco Exterior and 2712 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4677.000	475,400		448,200	923,600
Total Card	0.107	475,400		448,200	923,600
Total Parcel	0.107	475,400		448,200	923,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.56 | /Parcel: 340.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 026.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	475,400	0	4,677.	448,200	923,600	923,600	Year End Roll	12/18/2019
2019	104	FV	367,800	0	4,677.	476,300	844,100	844,100	Year End Roll	1/3/2019
2018	104	FV	367,800	0	4,677.	347,400	715,200	715,200	Year End Roll	12/20/2017
2017	104	FV	368,400	0	4,677.	302,600	671,000	671,000	Year End Roll	1/3/2017
2016	104	FV	368,400	0	4,677.	257,700	626,100	626,100	Year End	1/4/2016
2015	104	FV	326,400	0	4,677.	252,100	578,500	578,500	Year End Roll	12/11/2014
2014	104	FV	326,400	0	4,677.	207,300	533,700	533,700	Year End Roll	12/16/2013
2013	104	FV	340,300	0	4,677.	197,200	537,500	537,500		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2189

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11789-304		1/12/1970		99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2017	Inspected	PH	Patrick H
7/22/2017	MEAS&NOTICE	KB	Kevin B
1/20/2009	Meas/Inspect	294	PATRIOT
11/3/1999	Inspected	267	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	263	PATRIOT
8/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4677		Sq. Ft.	Site		0	80.	1.20	1									448,247						448,200	

Total AC/HA: 0.10737 | Total SF/SM: 4677 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 448,247 | Spl Credit | Total: 448,200

User Acct

18000

GIS Ref

GIS Ref

Insp Date

07/28/17

!2189!

PRINT

Date	Time
12/10/20	17:39:44

LAST REV

Date	Time
11/30/20	13:43:40

jorourke

USER DEFINED

Prior Id # 1:	18000
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	4 - Vinyl	25	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03716815
Const Adj.:	0.99237579
Adj $ / SQ:	174.974
Other Features:	96500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	645922
Depreciation:	170523
Depreciated Total:	475399

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

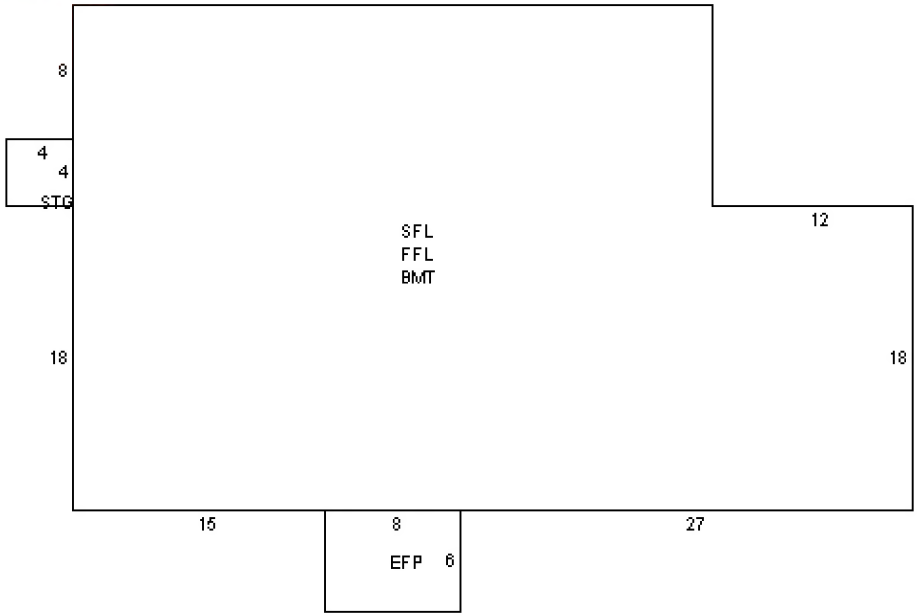
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	174.97
Special Features:	0	Val/Su Net:	115.05
Final Total:	475400	Val/Su SzAd	175.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,356	52.490	71,180
FFL	First Floor	1,356	174.970	237,265
SFL	Second Floor	1,356	174.970	237,265
EFP	Enclos Porch	48	72.050	3,458
STG	Storage	16	15.880	254

Net Sketched Area:	4,132	Total:	549,422
Size Ad	2712	Gross Are	4132	FinArea	2712
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0006-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	